

# Self Storage Development Opportunity



## Egg Harbor Development Site

815 & 823 W. White Horse Pike  
Egg Harbor City, NJ 08215

Presented by:

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**LIST PRICE: \$1,050,000**

### INVESTMENT HIGHLIGHTS

- 9.01 Acres with Excellent Visibility Along Route 30
- Fully Approved Site Plan for Phased Self-Storage Development
- 123,276 GSF of Self-Storage Across 7 Buildings
- 102,025 NRSF of Climate-Controlled and Drive-Up Storage Across 763 Units
- 39,680 NRSF of Covered Vehicle, Boat, and RV Storage
- HC-2 Zoning Permits Self-Storage, Flex Warehouse, Retail, Restaurants, and Other Commercial Uses
- Strategic Location Near Regional Demand Drivers



## DEVELOPMENT OVERVIEW

|                                           |                                                                 |
|-------------------------------------------|-----------------------------------------------------------------|
| <b>Municipality:</b>                      | Galloway                                                        |
| <b>Parcel Numbers:</b>                    | Block: 323   Lot: 11 and 28                                     |
| <b>Zoning:</b>                            | HC-2 (Highway Commercial-2)                                     |
| <b>Parcel Size(s) (Acres):</b>            | 9.01 Acres                                                      |
| <b>Access:</b>                            | Access via W. White Horse Pike (a/k/a Route 30)                 |
| <b>Development Approvals:</b>             | Site Plan Approvals   Investor Responsible for Building Permits |
| <b>Proposed Buildings:</b>                | 7 Buildings: One 3-Story CC   Three 1-Story DU   Three Canopy   |
| <b>Approved Gross Building Area:</b>      | 123,276 GSF Self Storage + 39,680 SF of Canopy/Vehicle Storage  |
| <b>Est. Net Rentable Sq. Ft. Storage:</b> | 123,276 NRSF of Self Storage                                    |
| <b>Est. Net Rentable Sq. Ft. Parking:</b> | 39,680 NRSF of Covered Vehicle Storage                          |
| <b>Proposed # of Storage Units:</b>       | 763 Units (600 Climate Control + 163 Drive-Up)                  |
| <b>Unit Types:</b>                        | Climate Control   Drive-Up   Covered Parking                    |

